

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-1273 CITY OF BRADENTON, Plaintiff, v. NEAL WILLIAMS, II, Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Order on Motion to reset sale dated January 5, 2026 and entered in Case No. 24-CA-1273 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Neal Williams, II is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on March 11, 2026 the following described properties set forth in said Final Judgment to wit:</p> <p>Lot 11, Block C, BRADEN RIVER LAKES PHASE I, according to plat thereof as recorded in Plat Book 25, Page 42, of the Public Records of Manatee County, Florida. Property No.: 1127227252 Address: 4456 6TH Ave E, Bradenton, FL 34208</p>	<p>Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated in Manatee County, Florida, on January 16, 2026. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 January 23, 30, 2026 26-00108M</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-1207 CITY OF BRADENTON, Plaintiff, v. VERAVANA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated and entered in Case No. 25-CA-1207 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Veravana, LLC, a Virginia limited liability company is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on February 18, 2026 for the following described properties set forth in said Final Judgment to wit:</p> <p>Lot 100 and the East 1/2 of Lot 99, MANATEE GARDENS, THIRD SECTION, according the plat thereof recorded in Plat Book 3, Page 6, of the Public Records of Manatee County, Florida. Property No.: 1231110006 Address: 1911 2nd Ave W,</p>	<p>Bradenton, FL 34208 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated in Manatee County, Florida, on January 14, 2026. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 January 23, 30, 2026 26-00103M</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA000099CAAXMA THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; et al., Defendant. To the following Defendant(s): AN'QUANYSHA SCOTT 221 30TH ST E, PALMETTO, FL 34221 KENDRA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS 302 SW 22ND STREET APT B MULBERRY, FL 33860 ANJANAE SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS 221 30TH ST E, PALMETTO, FL 34221 ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS 325 SCATAWAY RD HIWASSEE, GA 30546 A.S., JR., A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GAURDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS 703 30TH ST. E. PALMETTO, FL 34221 T.K.S, A MINOR CHILD UNDER THE CARE OF HER NATURAL AND LEGAL GUARDIAN ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS</p>	<p>703 30TH ST. E. PALMETTO, FL 34221 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 8 AND 9, BLOCK 3, LINCOLN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 221 30th St E, Palmetto, FL 34221 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 20th day of January, 2025. ANGELINA COLONNESO Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk January 23, 30, 2026 26-00117M</p>

FIRST INSERTION	
<p>NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 DR 2655 Division: 4 IN RE THE MARRIAGE OF: BRANDEN CHASE PIGFORD, Petitioner, and FIFI GERMEIL, Respondent To: YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 2/25/2026, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton 34205, , either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 14th day of January, 2026 Angelina Colonnese Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT By: /s/ C. Schmidt Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00104M</p>	
FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CC-001659 OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MEREDITH LEE BROWN, and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-001659 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as: Lot 21, of OAKLEAF HAMMOCK, PHASE I, according to the Plat thereof, as recorded in Plat Book 47, Page 164, a replat of Plat Book 46, Pages 131 through 136, of the Public Records of Manatee County, Florida. PARCEL ID NO.: 742502059 ("Property") Property Address: 6919 40th Court East, Ellenton, Florida 34222-7274 at public sale, to the highest and best bidder for cash at 11:00 a.m. on February 17, 2026. The sale shall be conducted online at http://www.manatee.realforeclose.com. Any person claim-</p>	<p>ing an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 15th day of January 2026. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10368-026 January 23, 30, 2026 26-00107M</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412025CA002028CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM6, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED; HAZEL WIERTS WYATT; TAMMIE SMALLWOOD; GERIE HANEY; WILLIAM WIERTS, JR.; CHRISTOPHER WIERTS; HEATHER WIERTS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED (LAST KNOWN ADDRESS) 5528 20TH STREET W. BRADENTON, FLORIDA 34207 HEATHER WIERTS (LAST KNOWN ADDRESS) 5528 20TH STREET W. BRADENTON, FLORIDA 34207 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, VARN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN</p>	<p>PLAT BOOK 10, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 5528 20TH STREET W., BRADENTON, FLORIDA 34207 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 20th day of Jan, 2026. ANGELINA (ANGEL) COLONNESO As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk January 23, 30, 2026 26-00118M</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE NO. 412025CA002591CAAXMA PHH MORTGAGE CORPORATION, PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLETUS WAYNE CONSTANT A/K/A WAYNE CONSTANT, ET AL. DEFENDANT(S). To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF CLETUS WAYNE CONSTANT A/K/A CLETUS CONSTANT A/K/A WAYNE CONSTANT (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 2011 32nd Ave E, Bradenton, FL 34208 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida: LOT 60, PINECREST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 55 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Date: 1/16/2026 Angelina Colonnese Clerk of the Circuit Court By: /s/ K. Gaffney Deputy Clerk of the Court 25-002507 January 23, 30, 2026 26-00111M</p>	
FIRST INSERTION	
<p>NOTICE OF BOARD MEETING HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT</p>	
<p>Notice is hereby given that the Board of Supervisors ("Board") of the Harrison Ranch Community Development District ("District") will hold a Regular meeting of the Board on February 4, 2026, at 6:30P.M. in person at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The purpose of the meeting is to consider any other business which may properly come before the District.</p>	
<p>The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.</p>	
<p>A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578, (813)533-2950, during normal business hours.</p>	
<p>There may be occasions when one or more Supervisors will participate by telephone.</p>	
<p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.</p>	
<p>A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.</p>	
<p>Matt O'Nolan, District Manager Harrison Ranch Community Development District January 23, 2026 26-00114M</p>	
FIRST INSERTION	
<p>NOTICE OF PUBLIC SALE</p>	
<p>Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.</p> <p>Bidding: All bidding will take place online at StorageTreasures.com on February 12th, 2026, at 10:00 AM EST. Property will be sold to the highest bidder.</p> <p>7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Jessica Morales: Microwave, weights, kitchen utensils, trash can; Neil Phillips: Golf Clubs, turntable box, dining set, apple pc, mirrors, totes, boxes; Mathew Holmes: Drums, hats, guitar. Records, trains; Charles Burns: mini fridge, totes, boxes, DVDs, radio, ***VEHICLE IN UNIT NOT FOR SALE**</p> <p>7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; Tammy Irwin: Boxes, totes, keyed file cabinet, dryer, floor fan, arcade game, weedwhacker, luggage, area rug, toaster oven, wooden chairs, clothing, patio umbrella; Alex Pierre: Kids bikes, mattress, cloth wagon, bags, totes, cooler, luggage, kids' toy, baskets, boxes; Bobby Dawes, Jr: Clothing, bags, picture.</p> <p>7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Foster Smith: Misc Items; Richard Kerlin: household furniture, boxes, totes, misc. items; Lynnda Fleischman: sofa, folding table.</p> <p>7013 - 14710 SR 64 East, Bradenton, FL 34212 - 941-390-7055; Jaime Alverado: Plastic bins, cooler, football, jack, jump box, halogen light</p> <p>7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Marie Boone: Bedroom set, Electric mixer, Artwork, Area rugs, Boxes, Totes, Household furniture, Misc items; Conner Schuett: Entertainment center, Old trunk, Old Paintings, Glass viewing cabinets, Asian art work, Crystal Vase, Picnic Basket, Asian themed corner table, Old hat box, Misc items; Ivan Kalev: Mazda Front end clip, Car hood, Misc Headlights & Taillights, Tires, Radiator, Rims, Bench vise, Laptop Computers, Folding table, 5 sets of shelving.</p> <p>8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939; Gary Honor: Full/queen bed set, tools, lamps, bar stools, dining table, suitcase, carpet, home decor, dresser, bags; Heather Boyd: Full oxygen machine, work bench, totes, newer dolly, antique cabinet, moving boxes, clothes, orthopedic bed set memory foam mattress, suitcase, night stand; Ryan Stepanek: Wood, moldings, newer back pack blower, pressure washer, shop vac, building materials, dry wall mud, caulk, hand sprayer, paint supplies.</p> <p>7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Janita Eason: Mattress, mirror, clothes, shoes, suitcase, sofa, bar stool, bed frame, pillows, Christmas decorations, rug, overnight bag, outside umbrella, TV.</p> <p>7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980; Lisa Ortega: Arcade Machines, Metal shelf, Folding table, Shop Vac, Plastic bin, Microwave, Hand Truck, Rachet straps, Boxes, Totes; Whitney Piazza: Washing machine, Mini Fridge, Sofa, TV Stand, Apple computer, Wall art, Baskets, Boxes, Luggage, 2 drawer stand, Blankets, Pillows, Stuffed animals; Cedric Stephens: Art Supplies, Tables, Chairs, Cabinets, Buckets, Computer Monitor, Aquarium, Totes, Dresser, Folding table, Microwave, Boxes, Bench, Lamps; Lisa Ortega: Armoire, 2 small trunks, 2 dressers, 4 tables, 2 chairs, Nightstands, Desk, Boxes, Totes; Lavila Marc: Stage floor sections, 2 Sofas, Chair; Cole Grubis: Arcade Machines.</p> <p>January 23, 30, 2026 26-00121M</p>	

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

Sarasota Retina Institute
NOTICE OF PHYSICIAN
RELOCATING

Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335.

Jan. 16, 23, 30; Feb. 6, 202626-00096M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 02/05/26 at 10:00 AM

Rebecca Morse- Home items and some furniture

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 202626-00083M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Auction date and time:
02/05/2026 @ 10:00AM

Aaron Henderson - home furnishings, business items, blinds

Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storage treasures.com

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

January 16, 23, 202626-00075M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 2/5/2026 10:00am

Donna Washington - scooter, televisions, household goods
Venite Jean - furniture, clothing, shoes, tents
Johnny Ramirez - tools, tool boxes, ladder

The auction will be listed and advertised on www.storage treasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 202626-00082M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

5225 Caruso Road, Bradenton, FL 34203 941-216-0233 February 2nd, 2026 @ 11am

Megan Collins
2 bedroom apartment furniture, clothes, kitchenware, books

Surtha Romain
1 qn matt & box, 2 frm, hd brd, 1 drsr, 2 nt std, 3 pc sect, tv std, cof tbl, 2 shvs, 1 rcl

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 202626-00084M

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-128
Tax Deed #:2025TD000227

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-128 Year of Issuance 2023 Description of Property COM AT THE NE COR OF SEC 8; TH S 00 DEG 17 MIN 51 SEC W 219.72 FT; TH S 86 DEG 33 MIN 41 SEC W 1957.17 FT FOR A POB; TH S 00 DEG 13 MIN 58 SEC W 2145.83 FT TO THE NLY MAINTAINED R/W OF CLAY GULLY RD; TH S 86 DEG 32 MIN 44 SEC W ALG SD NLY MAINTAINED R/W 203.42 FT; TH LEAVING SD R/W RUN N 00 DEG 13 MIN 58 SEC E 2145.89 FT; TH N 86 DEG 33 MIN 41 SEC E 203.42 FT TO THE POB (2539/1253) LESS MIN RTS AS DESC IN OR 1436/1259 P1#1100.0020/5 Parcel ID Number 110000205 Property Address: 40475 CLAY GULLY RD MYAKKA CITY, FL 34251 Names in which assessed: MEGAN REGISTER, RICHARD ZIMMERMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/16/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 16, 23, 30; Feb. 6, 202626-00073M

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-547
Tax Deed #:2025TD000229

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-547 Year of Issuance 2023 Description of Property UNIT 30 COUNTRY RETREAT, A RESIDENTIAL COOPERATIVE P1#5422.2160/9 Parcel ID Number 542221609 Property Address: 921 FAITH CIR E LOT 30 BRADENTON, FL 34212 Names in which assessed: SHERRY L MARTINEZ, SHERRY MARTINEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 202626-00022M



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

IV202604.V12

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5305 Manatee Ave W Bradenton, FL 34209
Phone Number 561-288-4405
Time of Sale 02/05/2026 @ 9:30a

Cheri Lee Matthews-bedroom furniture household items
Danielle Terrell- Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances
Shanesha Anderson- 3 bedroom house

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 202626-00072M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Dade Circuit Court of Dade County, Florida, on the 22nd day of April, 2025, in the cause wherein MMI Express LLC was plaintiff(s) and Cosmo Joes LLC Vapors Lounge LLC and Joseph Nicholson was defendant(s), being case number 2024-012846-CA-01 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon all the **right, title and interest of the DEFENDANT**, Cosmo Joes LLC Vapors Lounge LLC and Joseph Nicholson, in and to the following described personal property, to-wit:

A complete inventory list may be seen at the Sheriff's Office, 600 301 Blvd, Ste 202, Bradenton, Florida 34205, Monday through Friday from 8:00am - 5:00pm.

and on the 24th day of February, 2026, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County,

Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2242, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS,
SHERIFF
MANATEE COUNTY, FLORIDA
BY: Daniel Sanchez D.S.

Jan. 16, 23, 30; Feb. 6, 202626-00095M

THIRD INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
CASE NO. 2025-DP-013 Div.J
IN THE INTEREST OF:
L.P. DOB: 7/26/2024,
M.M.P. DOB: 8/3/2025,
MINOR CHILDREN
TO: Sierra Berg, address unknown
Lee Parker, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 7/26/2024 and M.M.P. born 8/3/2025. You are hereby commanded to appear on February 17, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE

CHILD OR CHILDREN NAMED IN THIS NOTICE.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaiddofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 6 day of January, 2026.

Angelina Colonnese, Clerk of Court
By: (SEAL) C. Gaskin
As Deputy Clerk

Jan. 9, 16, 23, 30, 202626-00065M

THIRD INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Del Webb Explore North River Ranch Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on February 2, 2026, at 10:30 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, earthwork, stormwater, potable water, reclaimed water, sanitary sewer, underground power, landscape and hardscape, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
January 9, 16, 23, 30, 202626-00046M

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-4558
Tax Deed #:2025TD000228

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4558 Year of Issuance 2023 Description of Property THE S 12 FT OF LOT 10 DE SEAR MANOR UNIT 2. PI#58419.0005/2 Parcel ID Number 5841900052 Property Address: 11TH ST E BRADENTON, FL 34203 Names in which assessed: STEP PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 202626-00021M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002591
IN RE: ESTATE OF
JUAN MATTHEW LYNCH
Deceased.

The administration of the estate of JUAN MATTHEW LYNCH, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 16, 2026.

JAMES J. LYNCH
Personal Representative
JAMES H. BURGESS, JR.
Attorney for Petitioner
Florida Bar No. 280763
Burgess, Harrell & Colton, P.A.
1776 Ringling Boulevard
Sarasota, Florida 34236
Telephone: 941-466-3700
Email: jburgess@burgessharrell.com
Secondary Email: kmolinaro@burgessharrell.com
January 16, 23, 202626-00074M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP002771AX
IN RE ESTATE OF
JEFFREY DAVIS,
Deceased.

The administration of the estate of JEFFREY DAVIS, Deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is January 16, 2026.

ADRIENNE DAVIS,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: genesis@srblawyers.com
January 16, 23, 202626-00078M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002206AX
IN RE ESTATE OF
JAMES CARRIE, JR.
Deceased.

The administration of the estate of James Carrie, Jr., deceased, whose date of death was April 30, 2019, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 01/16/2026.

Personal Representative:
Walter B. Shurden
611 Druid Road East, Suite 712
Clearwater, FL 33756
Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail: jennifer@shurden.net
January 16, 23, 202626-00098M

ESTATE / SALES / ACTIONS ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION File No. 2025 - CP - 002746 IN RE ESTATE OF CAROLINE WALKER, Deceased.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Maryanne Kramer Smith Personal Representative Alan F. Gonzalez, LL.M., Esquire Attorney for Personal Representatives Florida Bar No.: 229415 Hahn Loeser & Parks LLP 601 Bayshore Blvd., Suite 720 Tampa, Florida 33606 Telephone: (813) 254-7474 Afgonzalez@hahnlaw.com Gluaienen@hahnlaw.com January 16, 23, 202626-00099M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002692 Division Probate IN RE: ESTATE OF GAYLE SIMPSON SCHULZ Deceased.	The administration of the estate of GAYLE SIMPSON SCHULZ, deceased, whose date of death was September 22, 2025, and whose social security number ends in 8932, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The date of first publication of this notice is January 16, 2026. Personal Representative: ERIC MICHAEL FUNKHOUSER, a/k/a ERIC MICHAEL SIMPSON FUNKHOUSER 538 Key Royale Drive Holmes Beach, Florida 34217 Attorney for Personal Representative: DONNA I. SOBEL, ESQUIRE E-mail Addresses: donna@sobelattorneys.com, scharles@sobelattorneys.com Florida Bar No. 370096 DONNA IRVIN SOBEL, P.A. 4900 Manatee Avenue W., Suite 206 Bradenton, Florida 34209 Telephone: (941) 747-0001 January 16, 23, 202626-00086M

SECOND INSERTION	
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022CA004152 LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTERSTO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ROSALIND RICHARDSON MASSIE AKA ROSALIND R. MASSIE AKA ROSALIND MASSIE, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 15, 2025, and entered in Case No. 2022CA004152 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee , is the Plaintiff and Rosalind Richardson Massie aka Rosalind R. Massie aka Rosalind Massie, Walter Massie aka Walter A. Massie aka Walter A. Massie Jr., Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, United States of America, Department of Treasury, Oakleaf Hammock Homeowners Association, Inc., are defendants, the Manatee County	Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the February 4, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 27, OF OAKLEAF HAMMOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. A/K/A 6918 40TH CT E ELLENTON FL 34222 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 08 day of January, 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/22-006743 January 16, 23, 202626-00091M

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA000806AX Freedom Mortgage Corporation, Plaintiff, vs. Bryce Larkin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 23rd day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 551, SUMMERWOODS - PHASES IC & ID, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 160 THROUGH 172, INCLUSIVE, OF THE	PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 401620959 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 9th day of January, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00946 January 16, 23, 202626-00079M

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION CASE NO.: 2025-CA-002974 AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., doing business as ABC SUPPLY CO., INC., a foreign corporation, Plaintiff, vs. BULDOG ROOFS, LLC, a Florida limited liability company, JOHN HEUTMAKER, and THOMAS SALVATORE DENNIS, jointly and severally, Defendants. TO: Thomas Salvatore Dennis 10416 Spoonbill Rd W Bradenton, FL 34209 YOU ARE HEREBY NOTIFIED that an action for foreclosure of a Claim of Lien has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before 2/24, 2026, to Brian A. Leung, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published in Manatee County once a week for four (4) consecutive weeks in the Business	Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal at MANATEE County, Florida this 13th day of Jan, 2026. ANGELINA "ANGEL" COLONNESO Manatee County Clerk of Court 1115 Manatee Ave West Bradenton, FL 34206 By: /s/ Kris Gaffney Deputy Clerk Jan. 16, 23, 30; Feb. 6, 202626-00094M

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA002590 CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF GREGORY GALLOWAY, DECEASED; et al., Defendant(s). TO: Unknown Heirs Beneficiaries, Devisees, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Gregory Galloway, Deceased Last Known Residence: Unknown TO: Lina L. Galloway Last Known Residence: 918 Sunset Ave. Cincinnati, OH 45205-2080 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida: LOT 29, PINWOOD VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE(S) 15 TO 16, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401	W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on 1/8, 2026. ANGELINA COLONNESO As Clerk of the Court By: /s/ Kris Gaffney As Deputy Clerk 1454-1654B Ref# 14223 January 16, 23, 202626-00077M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002293AX IN RE: ESTATE OF DENNIS LEE DUBOIS Deceased.	The administration of the estate of DENNIS LEE DUBOIS deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2888 IN RE: ESTATE OF GARY D. GAINEY, Deceased.	The administration of the estate of GARY D. GAINEY, deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Clerk Case No.: 2025 CA 003002 AX Agency Case No.: 2025-023958 IN RE: FORFEITURE OF: TWENTY-TWO THOUSAND ONE HUNDRED NINETY-SIX DOLLARS (\$22,196.00) IN U.S. CURRENCY, ONE GOLD LINK BRACELET, TWO PAIRS OF EARRINGS, TWO GOLD NECKLACES, AND TWO GOLD EGYPTIAN NECKLACE PENDANTS TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: TWENTY-TWO THOUSAND ONE HUNDRED NINETY-SIX DOLLARS (\$22,196.00) IN U.S. CURRENCY, ONE GOLD LINK BRACELET, TWO PAIRS OF EARRINGS, TWO GOLD NECKLACES, AND TWO GOLD EGYPTIAN NECKLACE PENDANTS and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within	20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED: 1/13/2026 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (Seal) BY: K. Gaffney Deputy Clerk January 16, 23, 202626-00090M

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